



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**W-5.R-5,T-26,S-13,Q-SW AND W-5,R-5,T-26, S-13, Q-S      MLS # A2188287**  
**Rural Rocky View County, Alberta**



**\$3,400,000**

**Division:** Rural Rocky View County

**Lot Size:** 192.65 Acres

**Lot Feat:** -

**By Town:** Cochrane

**LLD:** 13-26-5-W5

**Zoning:** AG Gen

**Water:** None

**Sewer:** -

**Utilities:** -

This land is close to Cochrane, Currently zoned AG, Prime development location. This 192.65 Acres can be sold with adjoining property of 406 Acres. This property provides an excellent opportunity for a developer/investor. 598.65. ACRES of land in total. It is Located one mile West of Cochrane city limits. This has one or 2 miles if bought together of River frontage and Mountain views siding onto the Bow River, This land is extremely beautiful and gives you lots of options to work with. The land becomes more valuable as Cochrane expands to the West. It is in MD of Rocky View. where there is a high real estate demand in the surrounding areas.